

**City of Alexandria  
Hunting Point Area Planning Advisory Group**

**Meeting Notes**

Monday, December 13, 2004  
7:00 PM

Room 2000, City Hall

Members present: Yvonne Weight, Bryan O'Sullivan

City staff members present:

Pat Mann, Department of Planning and Zoning

Prepared by: Pat Mann

These meeting notes are based on lecture pad notes of advisory group discussion recorded at the meeting, and include comments from the public as well as advisory group members. Notes were transcribed by Pat Mann. Explanatory comments and notes not recorded on lecture pads are in italics.

These notes are a record of statements made during discussion and are transcribed so that those present may recall the issues raised and the nature of the discussion. Unless specifically so indicated, the statements transcribed are not decisions or consensus of the group.

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1.

*Schedule from this point:*

*Pat Mann discussed the schedule from this point. The document will be completed for internal Planning staff and interdepartmental review, then a draft prepared for public review with a public hearing at the Planning Commission. Planning Commission review is expected at the earliest in February, 2005. City Council review could follow in February, with final reading in March.*

Planning Commission – February 2005

City Council – Final in March, 2005

*Sound wall material – Yvonne Weight reported on an attractive sound wall material she had seen in Colorado that looked much like stone.*

P. 18 – principles –

Waterfront – choice of modes – pedestrians and bikes

“public transportation” (not transit)

Bicycle – too much

- Tension between bike path users
- An issue for Jones Point
- Continue to protect neighborhoods from undue congestion

3rd bullet – unclear – not cars

Visual and physical access – interpretation – e.g. tree markers – *can be excessive – don't want to see markers everywhere.*

Map – south gateway – looks cluttered – is there a better diagram

Affordable housing – goal – if in favor, why stop short?

Would Hunting Terrace be sacrificed for affordable at Towers?

4.2 Affordable – strongly encourage, all available means

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2.

Affordable Housing – Consideration – Terrace

Adjacent to freeway bridge, therefore increasing height would not be a problem

Clarify what can be done with towers – can rebuild

Were mistakes from last time corrected – e.g. Towers 8 stories?

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3.

p. 6 – Towers – tennis courts were taken out – was one court

Will do a poll – tennis court may be put back – now has a parking lot – 42 spaces.

Used to have three parking garages, now fewer spaces per unit.

Map p. 7

More photos – Jones Point. *Including more photos is easy, no production or cost issue.*

Cell phone antennas on buildings

3.3 p. 17 Affordable Housing

Rents low – likely raised

“Freeze rents” vs. “artificially low”

November 2001, set for September rents, held until 1Q 2005 – for people who were residents at that time.

New tenants market rents.

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4.

Detailed rent analysis to be done *by VDOT along with appraisal.*